

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		TUFTS ST, ARLINGTON

OWNERSHIP

Owner 1:	ARLINGTON MINUTEMAN TOWERS LL			
Owner 2:				
Owner 3:				
Street 1:	59 UNION SQUARE			
Street 2:				
Twn/City:	SOMERVILLE			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02143		Type:	

PREVIOUS OWNER

Owner 1:	DAVIDSON ARTHUR O JR/ETAL -		
Owner 2:	M/T THAYER & ASSOC. -		
Street 1:	1812 MASS AVE		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry:	
Postal:	02140		

NARRATIVE DESCRIPTION

This parcel contains 17,493 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Hi Rise Building built about 1960, having primarily Brick Exterior and 28476 Square Feet, with 32 Units, 32 Baths, 0 3/4 Bath, 0 HalfBath, 102 Rooms, and 42 Bd rms.

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.40158	Total SF/SM:	17493	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc:	APT AVG		Total:	1,936,000	Spl Credit		Total:	1,936,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	17493.000	3,135,300	10,300	1,936,000	5,081,600
Total Card	0.402	3,135,300	10,300	1,936,000	5,081,600
Total Parcel	0.402	3,135,300	10,300	1,936,000	5,081,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		178.45	/Parcel: 178.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	2,999,700	10300	17,493.	1,760,000	4,770,000	4,770,000	Year End Roll	12/18/2019
2019	112	FV	2,491,100	10800	17,493.	1,760,000	4,261,900	4,261,900	Year End Roll	1/3/2019
2018	112	FV	2,491,100	10800	17,493.	1,760,000	4,261,900	4,261,900	Year End Roll	12/20/2017
2017	112	FV	2,321,500	10800	17,493.	1,440,000	3,772,300	3,772,300	Year End Roll	1/3/2017
2016	112	FV	2,321,500	10800	17,493.	1,440,000	3,772,300	3,772,300	Year End	1/4/2016
2015	112	FV	2,067,200	11100	17,493.	1,216,000	3,294,300	3,294,300	Year End Roll	12/11/2014
2014	112	FV	2,067,200	11100	17,493.	1,216,000	3,294,300	3,294,300	Year End Roll	12/16/2013
2013	112	FV	2,067,200	11100	17,493.	1,216,000	3,294,300	3,294,300		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	345	PATRIOT
4/19/2000	Measured	263	PATRIOT
10/22/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

029.0-0001-0009.0

PRINT

Date	Time
12/10/20	17:48:36

LAST REV

Date	Time
09/06/17	08:59:24

ekelly
2390

USER DEFINED

	Prior Id # 1:	19740
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
4	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



Patriot
Properties Inc.

APPRAISED: 5,081,600 / 5,081,600
USE VALUE: 5,081,600 / 5,081,600
ASSESSED: 5,081,600 / 5,081,600

